



Annexation Staff Report

Meeting Date: December 20, 2018

Location:	961 Bethel Street
Tax Map Number:	379-00-00-002
Acreage:	4.084
Owners:	Ronald L. & Larry S. Taylor
Request:	Annex and rezone property from RUD to B-2/COD
Proposed Development:	Commercial

Site Description

The subject property is a 4.08 acre tract that is partially developed with a single-family home that abuts the Town of Clover corporate limits near the intersection of Bethel Street and Church Park Drive. This parcel is outside the town limits and is zoned RUD in York County. Surrounding land uses include single-family residential and commercial.

Explanation of Request

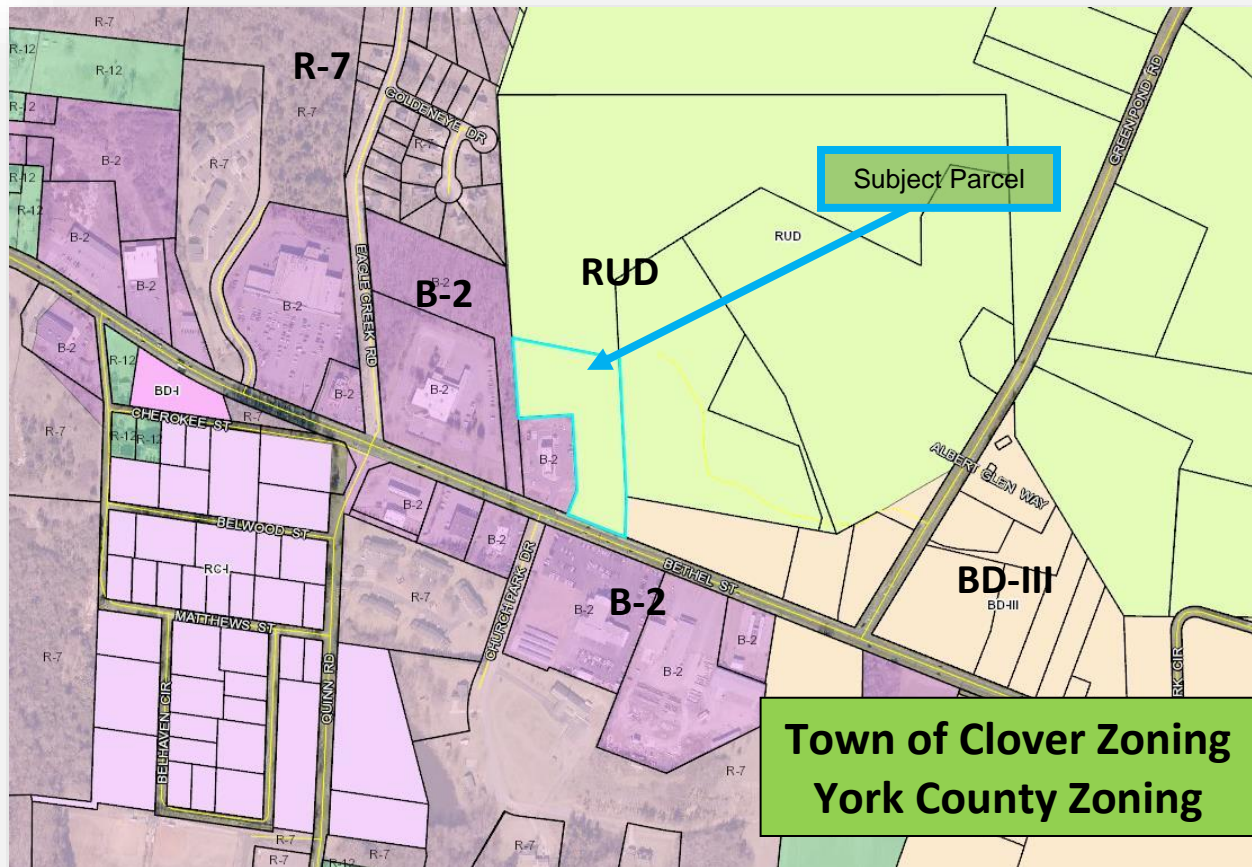
The applicant requests annexation and rezoning to develop a portion of the property with frontage on Bethel Street (SC Highway 55 East).

Per Section 1.6 of the Town's ZLDO, the Planning Commission shall review the petition in relation to the applicant's request for a specific zoning designation, if any; the town's Comprehensive Plan, present use, former property configuration; and surrounding development, and shall recommend an appropriate zoning classification.

Existing York County Zoning District:

Rural Development District (RUD)

This district is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. Permitted uses (some of which may require site plan approval) within the RUD zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); campgrounds; churches; schools; community centers; family day care and nursing homes; general farming facilities; greenhouses; outdoor recreation facilities; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, and single family detached homes. (For more detailed information, please refer to York County Zoning Code §155.046 & §155.047.)



Proposed Town of Clover Zoning District:

B-2 Highway Commercial District

The intent of this District is to provide for and promote the development and maintenance of commercial and business uses strategically located to serve the traveling public, the resident population and the larger region of which the Town is a part. Toward this end, a wide range of business and commercial uses are permitted in this District.

COD Corridor Overlay District

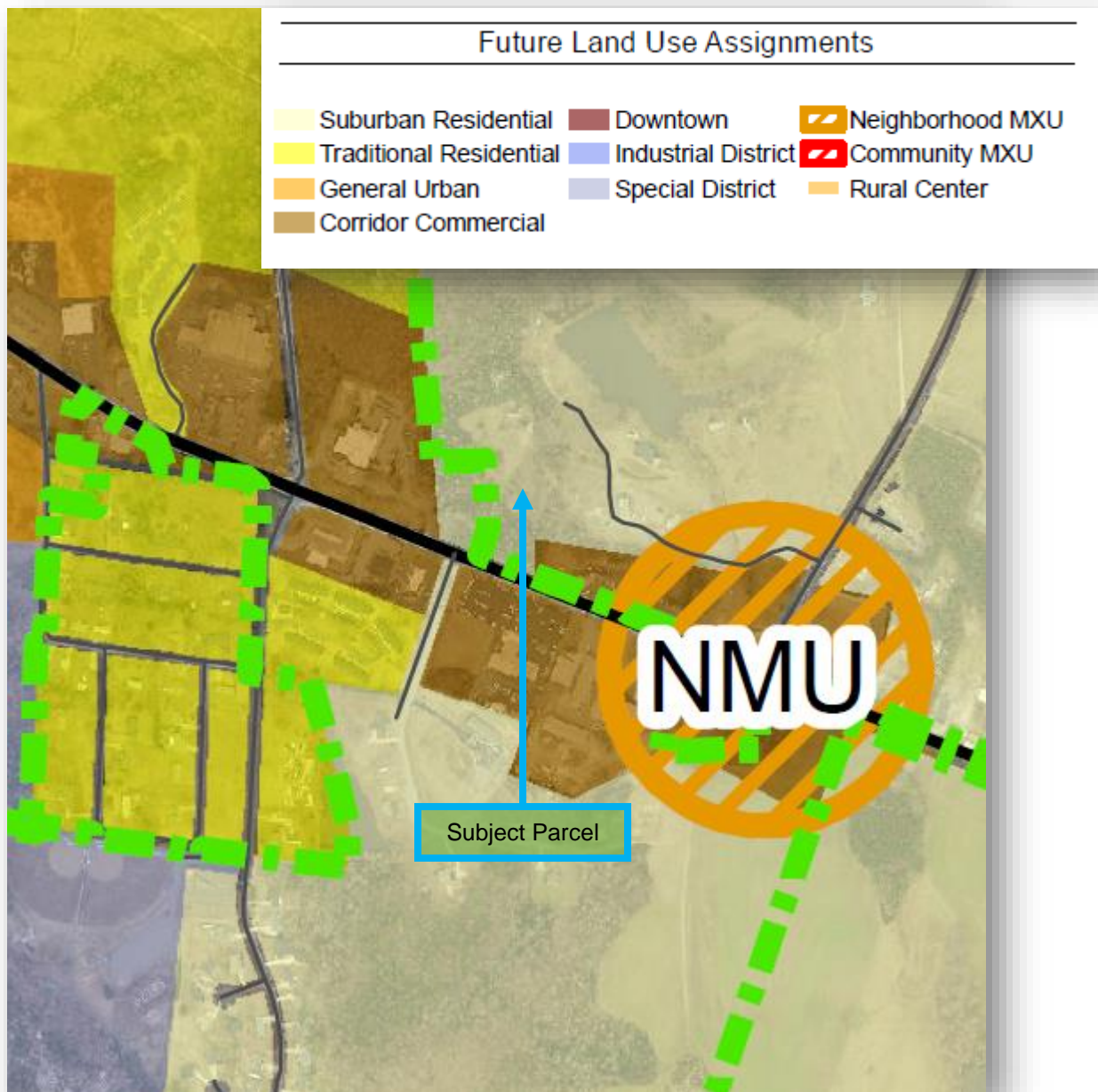
The intent of the Corridor Overlay District is to promote unified planning and development along the Town’s major corridors, improve and enhance the aesthetic quality of land uses fronting on these corridors, and foster civic pride.

When applied to the Town’s major traffic arteries—US 321 and SC 55—the intent of the district is further defined as providing for the preservation and protection of corridors where transportation improvements are scheduled to occur, and minimize the impacts associated with road widening and new road construction.

Comprehensive Plan/Future Land Use Plan Compliance

The Comprehensive Plan shows Suburban Residential as the future land use designation for the subject parcel as shown on the Future Land Use Map, Figure 13:

- Suburban Residential - Mostly low density with some medium density, residential neighborhoods. Any use which, because of its character, would interfere with the residential character of the district is discouraged. Includes newer residential developments such as Clover Meadows and Irish Downs.
- Compatible Zoning Districts per Future Land Use Map Transition Table:
 - R-20 and R-12, both are single-family residential districts.



Staff Comments

The subject parcel has frontage on Bethel Street and has commercial uses on either side. Rezoning this tract to B-2 (Highway Commercial) is a reasonable request and actionable item for the Planning Commission provided that the Future Land Use Map is also amended to show Corridor Commercial in this location.

- Corridor Commercial - High intensity commercial uses that are typically auto-oriented such as grocery stores, fast food franchises, etc.

ZLDO Section 10.6 Findings of Fact

In its deliberations on a zoning change, the Planning Commission shall consider and report to Town Council all factors relevant to the petition including, but not limited to the following:

1. Compliance with the Comprehensive Plan;
2. The potential for setting a precedent inconsistent with good zoning practice, i.e. spot zoning;
3. The potential impact on traffic conditions and the carrying capacity of existing streets, and other public facilities including water and sewer, schools and the environment.

Attachments

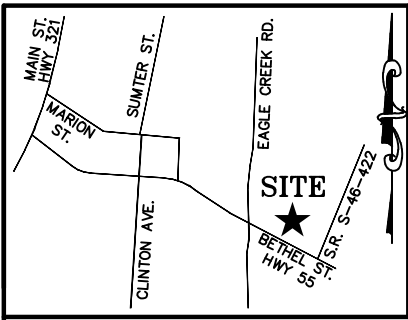
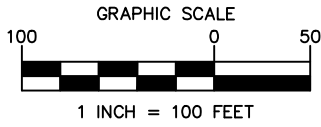
- Annexation petition
- Annexation exhibit/boundary survey of Taylor tract.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAT ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 45091C-0155-E, DATED SEPTEMBER 26, 2008.

NOTES:

- THE PURPOSE OF THIS EXHIBIT IS TO SHOW PROPOSED AREAS OF THE SUBJECT PROPERTY THAT ARE BEING CONSIDERED FOR ANNEXATION INTO THE TOWN OF CLOVER. THE TOTAL AREA TO BE ANNEXED IS 4.084 ACRES.
- ALL DISTANCES SHOWN ON THIS EXHIBIT ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- SUBJECT PARCEL PIN #: 3790000002
- AT THE TIME OF THIS EXHIBIT THE SUBJECT PROPERTY LIES OUTSIDE THE TOWN LIMITS OF CLOVER.
- THE SECTION OF BETHEL STREET/S.C. HIGHWAY 55 SHOWN IS SUBJECT TO YORK COUNTY TRANSPORTATION CORRIDOR DESIGNATION TITLE XV-MAJOR ROADS 150' PUBLIC R/W.
- CURRENT ZONING PER YORK COUNTY GIS: RUD: (RURAL-URBAN DEVELOPMENT)
- SUBJECT PARCEL REFERENCE: DEED BK-8905, PG-218 PLAT BK-E291, PG-5



VICINITY MAP: NOT TO SCALE

N/F
LAND OF
LAND GRANT INVESTMENTS, INC
PID #0100601010
DEED BK-1100, PG-54
PLAT BK-101, PG-10

N/F
LAND OF
KAREN M. CURTIS, ET AL
PID #3790000004
DEED BK-15275, PG-234
PLAT BK-107, PG-128

N/F
U.S. POSTAL SERVICE,
LAW DEPT.
PID #0100601005
DEED BK-1938, PG-264

LAND OF
RONALD L. TAYLOR &
LARRY S. TAYLOR
PID #3790000002
DEED BK-8905, PG-218
PLAT BK-E291, PG-5

177,891 SQ. FT.
4.084 ACRES

AREA TO BE ANNEXED INTO
THE TOWN OF CLOVER

N/F
LAND OF
JDS HOLDINGS, LLC
PID #0100601250
DEED BK-15128, PG-12
PLAT BK-E291, PG-5

N/F
LAND OF
JAMES M. MOSS
PID #3790000029
DEED BK-2076, PG-133



Know what's below.
Call before you dig.

N/F
LAND OF
MARGUERITE & THOMAS
PHILLIPS, JR.
PID #3790000041
DEED BK-17159, PG-68
PLAT BK-51, PG-189

LEGEND:

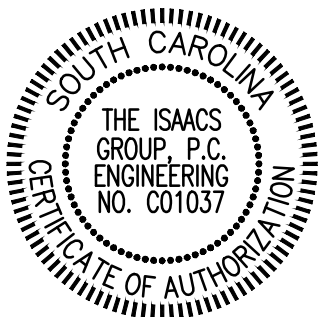
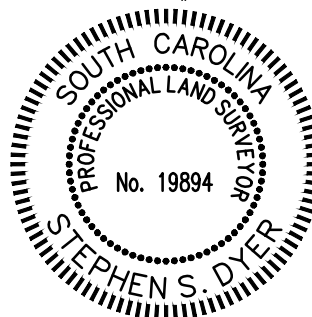
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- MONUMENTATION FOUND
- △ CALCULATED POINT

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY SPECIFIED THEREIN. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

Stephen S. Dyer
Stephen S. Dyer, PLS
2018.12.07
07:02:29-05'00'

STEPHEN S. DYER, S.C.P.L.S. #19894
S.C. FIRM LICENSE #C-01037

NO.	BY	DATE	REVISION
1	CLC	12-5-18	UPDATE ANNEX. AREA



ANNEXATION EXHIBIT
A PORTION OF
TAYLOR PROPERTY
961 BETHEL STREET
KINGS MOUNTAIN TOWNSHIP
YORK COUNTY, SOUTH CAROLINA
PREPARED FOR: WRIGHT & ASSOCIATES

File #:	18290-ANNEX	Date:	12-3-2018	Project P.L.S.:	SSD
THE ISAACS GROUP			Civil Engineering Design and Land Surveying		
8720 RED OAK BLVD. SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			Surveyed By: TIG Drawn By: CLC Scale: 1"=100'		
					SHEET 1 OF 1